

**MINUTES - GREENE TOWNSHIP PLANNING COMMISSION MEETING      June 10, 2024**

The Greene Township Planning Commission met Monday, June 10, 2024 at 7:00 p.m. in the Township Municipal Building, 1145 Garver Lane, Chambersburg, Pennsylvania. Present: William Green, Chairman; Ralph “Kip” Feldman, Rich Fogal, and Brooke Wenger, Members; Gregory Lambert, Township Engineer; Daniel Bachman, Zoning Officer; and Tyler Beaston, Solicitor. Absent was Brian Kuhns, Member.

**VISITORS**

See attached list.

**CALL TO ORDER**

Chairman Green called the meeting to order at 7:00 p.m. and advised that the meeting will be recorded for accuracy purposes.

**APPROVAL OF MINUTES**

On a motion by Member Wenger, seconded by Member Fogal, and by a vote of 4-0, the Board unanimously voted to approve the minutes of the May 13, 2024 meeting as presented.

**PRIVILEGE OF FLOOR**

The Chairman opened the floor for public comment; none was offered.

**REVIEW MONTHLY ZONING OFFICE REPORT FOR MAY 2024**

The Zoning Officer (ZO) presented the Zoning Report for May 2024 and stated that the number of Land Use Permits issued so far this year has increased by approximately 50 permits as compared to last year at this time. There being no further comments, the Zoning Report shall stand approved as presented and become part of the official record.

**CONSIDERATION OF CONDITIONAL USE PERMIT APPLICATION - LK 29 – RAIL SIDED LOGISTICS CENTER**

The ZO presented the Conditional Use Application for LK 29 located in the Cumberland Valley Business Park in the Heavy Industrial (HI) zoning district. The Land Development Plan for this project was presented and recommended for approval at the May Planning Commission Meeting subject to the Conditional Use Hearing, and the Zoning Hearing Board granted a variance of the parking requirements based on the information provided by the applicant. What’s proposed is construction of a 416,000 square foot rail served logistics center located along Development Avenue. The Planner and Engineer’s comments are included in the packets for review (attached). The Planner noted that his review found the application to be very thorough and complete with regard to all applicable Township criteria, and a site visit was also conducted which confirmed his satisfaction with the proposed project location. The Engineer reviewed his comments and explained that the project would generate 74 new peak hour trips and will not adversely affect any current congestion conditions. He noted that there has recently been an increase in the Army Depots use of Pennsylvania Avenue, as well as the Carbaugh, / Letterkenny West / Pennsylvania Avenue / S. Patrol Road intersection during peak hours, and he suggests that there be some kind of recommendation from the developer’s engineer to help alleviate this situation. The Engineer recommends approval of the Conditional Use Application subject to the Planner’s comments being satisfactorily addressed. On a motion by Member Wenger, seconded by Member Fogal and by a vote of 3-0, with Member Feldman recusing himself due to a possible conflict of interest, it was

recommended that the Conditional Use Permit Application for LK 29 be forwarded to the Board of Supervisors subject to a recommendation from the developers engineer to help alleviate traffic at the 4 way intersection, site specific PPC plan updates, and subject to the Planner and Engineer’s plans being addressed.

**CONSIDERATION OF CONDITIONAL USE PERMIT APPLICATION – CLINT BURKHOLDER, EXPANSION OF EXISTING FARMING OPERATION**

The ZO presented the Conditional Use Application for Clint Burkholder located at 3099 Grand Point Road located in the R-1 Zoning District. What’s proposed is expansion of an existing farm operation to include the addition of six buildings (1 barn, 1 pack barn, 1 storage building, 1 milk parlor, and 2 sheds), as well as various swales and basins. Farming is permitted in any Zoning District in the Township, but a Conditional Use is required for a cattle operation with excess of 100 animals. The operation currently exceeds 100 animals and will add additional animals with the proposed improvements. The primary concern with an operation this large is that manure management is addressed, as well as the setback distances for buildings housing the animals. The Board of Supervisors have not yet scheduled the Public Hearing date for the Conditional Use Application. The ZO reviewed the Planners comments (attached) and noted the following comments: The operation has been determined to qualify as a conditional use in the R-1 district; the application materials should include ample data to clarify that the required information has been provided and that the general criteria for conditional uses have been met; the application should document the existing operation’s estimated animal count and the proposed count following the expansion; an updated CAFO (concentrated animal feeding operation) permit and manure management plan should be provided and reviewed by the appropriate agencies. The Planner also suggests some plan notes concerning the disposal of any dead animals that may occur on the farm. The application references the required 200 ft. building setbacks for housing animals, however the plan does not illustrate or note that requirement. The Planners comments indicate that he has no objection to the proposed use. The Engineer stated that he is in agreement with the Planners comments, and he echoes his recommendation to have the developer address his concerns. On a motion by Member Feldman, seconded by Member Wenger and by a vote of 4-0, it was recommended that the Conditional Use Permit Application for Clint Burkholder for the expansion of an existing farming operation be forwarded to the Board of Supervisors subject to the Planner and Engineer’s comments being addressed.

**CLINT BURKHOLDER - 1 LOT FINAL LAND DEVELOPMENT PLAN**

The ZO presented the 1 Lot Final Land Development Plan for Clint Burkholder located at 3099 Grand Point Road, located in the R-1 Zoning District. He reviewed the Planners comments (attached) which noted that some form of screening will be needed in order to shield the adjoining properties from the proposed improvements. The ZO explained that typically the Township would not require screening for a farming operation, however some existing screening already exists on the property in the form of a double row of evergreens, which should be maintained and preserved. The Engineer reviewed his comments (attached) and noted that he has questions concerning the stormwater report, and recommends the review of the plan be continued to allow the developer to respond to the Planners comments and address his stormwater concerns. On a motion by Member Fogal, seconded by Member Feldman and by a vote of 4-0, it was recommended that the 1 Lot Final Land Development Plan for Clint Burkholder be tabled in order for the Township Planner and Engineer to further review additional details of the plan with regard to stormwater.

**ADJOURNMENT**

On a motion by Member Wenger, seconded by Member Fogal and by a vote of 4-0, the Planning Commission motioned to adjourn the meeting at approximately 8:15 P.M.

Respectfully submitted,

/s/ Ralph (Kip) Feldman, III, Secretary

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